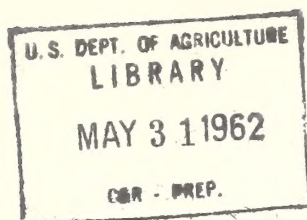


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Farm-Mortgage Report: Experience of
Twenty-One Life Insurance Companies, The Federal Land Banks,
and the Farmers Home Administration

Second Quarter, 1961

[FME]

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Prepared in the Farm Economics Division

Economic Research Service

Table 1.- Life insurance companies: Farm-mortgage loans, 21 companies, United States, selected quarters, 1960 and 1961

Item	Quarter ending-			Percentage change, quarters ending-	
	June 30,	Mar. 30,	June 30,	June 30,	Mar. 31,
	1960	1961	1961	1960, and June 30, 1961	and June 30, 1961
Beginning of Quarter				Percent	Percent
Mortgages owned:					
Number-----	193,875	194,390	193,540	-0.2	-0.4
Principal indebtedness:					
Total-----1,000 dollars--	2,671,649	2,787,085	2,809,875	5.2	.8
Average-----dollars--	13,780	14,340	14,520	5.4	1.3
During Quarter					
Mortgages acquired:					
Number-----	3,637	4,140	3,890	7.0	-6.0
Principal indebtedness:					
Total 1/-----1,000 dollars--	85,288	118,254	110,121	29.1	-6.9
Average 2/-----dollars--	19,800	22,850	23,270	17.5	1.8
Increase in principal of mortgages already owned 2/-----1,000 dollars--	13,265	19,195	18,368	38.5	-4.3
Payments on principal of mortgages:					
Mortgages paid in full:					
Number-----	2,989	4,982	3,357	12.3	-32.6
Amount:					
Total 3/---1,000 dollars--	28,448	57,450	35,684	25.4	-37.9
Average 4/-----dollars--	8,860	9,250	9,950	12.3	7.6
Other 4/-----1,000 dollars--	18,179	56,611	21,791	19.9	-61.5
Total-----do-----	46,627	114,061	57,475	23.3	-49.6
Percent of principal indebtedness, beginning of quarter-----	1.7	4.1	2.0	-----	-----
Mortgages on farm properties acquired by foreclosure and voluntary conveyance:					
Number-----	4	5/ 5	4	0	-20.0
Principal indebtedness:					
Total-----1,000 dollars--	349	5/ 598	62	-82.2	-89.6
Average-----dollars--	87,250	6/ 9,330	15,500	-82.2	66.1

See footnotes at end of table.

-Continued

Table 1.- Life insurance companies: Farm-mortgage loans, 21 companies, United States, selected quarters, 1960 and 1961 -Continued

Item	Quarter ending-			Percentage change, quarters ending-	
	June 30, 1960	Mar. 31, 1961	June 30, 1961	June 30, 1960, and June 30, 1961	Mar. 31, and June 30, 1961
End of Quarter				Percent	Percent
Mortgages owned:					
Number 7/-----	194,516	5/ 193,540	194,065	-0.2	0.3
Principal indebtedness:					
Total-----1,000 dollars--	2,723,226	5/2,809,875	2,880,827	5.8	2.5
Average-----dollars--	14,000	14,520	14,850	6.1	2.3
Mortgages in process of foreclosure:					
Number 8/-----	75	73	83	10.7	13.7
Percent of total-----	9/	9/	9/		
Principal indebtedness 8/-----1,000 dollars--	1,503	1,199	1,582	5.3	31.9
Percent of total-----	.1	9/	.1		
Mortgages with interest over more than 3 months:					
Number 8/-----	406	366	550	35.5	50.3
Percent of total-----	.2	.2	.3		
Principal indebtedness 8/-----1,000 dollars--	7,930	8,978	12,108	52.7	34.9
Percent of total-----	.3	.3	.4		
Mortgage-loan commitments ending quarter:					
Number-----	4,466	6,007	4,910	9.9	-18.3
Amount:					
Total-----1,000 dollars--	111,879	162,827	140,854	25.9	-13.5
Average-----dollars--	25,050	27,110	28,690	14.5	5.8

/ Includes increase in principal indebtedness of mortgages already owned for 2 companies. 2/ 19-company data. 2 companies did not separate principal of farm mortgages owned and increase in principal of mortgages already owned. 3/ Includes principal payments on farm mortgages not paid in full for 2 companies. 4/ 19-company data. 2 companies did not separate principal payments on mortgages paid in full from payments on other mortgages not paid in full. 5/ Revised. 6/ Excludes 2 large loans. 7/ Because of consolidation and/or splitting of loans, there was a net decrease of 3 loans in the second quarter of 1960 and 3 loans in the first quarter and 4 loans in the second quarter 1961, respectively. 8/ 20-company data. Comparable data not available for 1 company. Less than 0.05 percent.

Table 2.- Life insurance companies: Purposes of farm-mortgage-loan commitments, 20 companies, United States, selected quarters, 1960 and 1961

Item	Quarter ending-				
	June 30, 1960	Sept. 30, 1960	Dec. 31, 1960	Mar. 31, 1961	June 30, 1961
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Amount of commitments-----	111,800	98,112	137,428	162,621	140,848
Percentage of total funds committed for-	Percent	Percent	Percent	Percent	Percent
Farm real estate purchases----	30.8	30.5	30.7	1/ 31.2	30.5
Refinancing 2/-					
Mortgages held by-					
Own company-----	15.6	14.8	18.8	1/ 20.9	20.1
Others-----	12.8	14.1	13.6	1/ 11.4	12.7
Total-----	28.4	28.9	32.4	1/ 35.3	32.8
Other indebtedness-----	22.1	18.8	16.4	1/ 20.0	19.5
Total refinancing-----	50.5	47.7	48.8	1/ 55.3	52.3
Repairs and improvements to					
Land and buildings-----	7.0	7.9	7.6	1/ 5.5	7.3
Other purposes:					
Known-----	11.6	13.7	12.9	1/ 8.0	9.9
Unknown-----	.1	.2	3/	3/	3/
All purposes-----	100.0	100.0	100.0	100.0	100.0

1/ Revised.

2/ Distribution between mortgages held by own company and by others estimated for 2 companies; distribution of debt refinancing between real estate mortgages held by others and other indebtedness estimated for another.

3/ Less than 0.05 percent.

Interest rates on loans
1 through June 30, 1945

	Loans		Amount	
	Number	Percentage distribution	Total	Percentage distribution
		Percent	Dollars	Percent
	1	0.0	2,240	0.0
	10	0.7	472,700	0.6
	20	1.2	751,200	1.0
	100	3.2	22,215,274	28.0
	100	16.1	10,135,536	12.8
	1,000	42.5	35,127,630	44.2
	92	3.5	3,847,893	4.8
	123	4.7	2,530,682	3.2
	10	.4	325,000	.4
Total	2,600	100.0	79,112,205	100.0

The weighted average interest rate based on 3,126 loans and a total amount committed of \$79,112,205 is 5.825 percent.
None less than 0.25 percent.

2	Jan	3	:	Dec
3	1	0	:	1

Table 5.- Farmers Home Administration: Direct farm-ownership and farm-housing loans.
United States, selected quarters, 1960 and 1961 1/ -Continued

Item	Quarter ending-			Percentage change, quarters ending-	
	June 30, 1960	Mar. 31, 1961	June 30, 1961	June 30, 1960, and June 30, 1961	Mar. 31, and June 30, 1961
				Percent	Percent
Principal indebted-					
ness-----1,000 dollars--:	36,182	20,333	34,238	-5.4	68.4
Percent of total-----:	8.3	4.3	7.0		
Mortgages in process of fore-					
closure:					
Number-----:	83	69	64	-22.9	-7.2
Percent of total-----:	.1	.1	.1		
Principal indebted-					
ness-----1,000 dollars--:	825	690	712	-13.7	3.2
Percent of total-----:	.2	.1	.1		
Mortgage-loan commitments during					
quarter: 2/					
Farm-ownership loans:					
Number-----:	172	321	84	-51.2	-73.8
Amount:					
Total-----1,000 dollars--:	2,855	5,287	1,424	+50.1	-73.1
Average-----dollars--:	16,600	16,470	16,950	2.1	2.9
Farm-housing loans:					
Number-----:	1,136	1,333	3,634	219.9	172.6
Amount:					
Total-----1,000 dollars--:	9,050	11,017	30,970	242.2	181.1
Average-----dollars--:	7,970	8,260	8,520	6.9	3.1

1/ Data for 48 States only. Separate data for farm-ownership and farm-housing loans are available upon request.

2/ Initial loans obligated.

Farmers Home Administration.

Table 6.- Farmers Home Administration: Purposes of farm-mortgage-loan commitments, direct farm-ownership loans, United States, selected periods, 1958 through 1961 1/

Item	July 1, 1958 to June 30, 1959	July 1, 1959 to June 30, 1960	July 1, 1960 to June 30, 1961
	Percent	Percent	Percent
Percentage of total funds committed for--			
Farm real estate purchases	50	49	35
Refinancing--			
Mortgages held by--			
Farmers Home Administration	1	0	2
Others	25	29	35
Total	26	29	37
Other indebtedness	4	3	7
Total refinancing	30	32	44
Repairs and improvements to land and buildings	20	18	20
Other purposes:			
Known	0	1	1
Unknown	0	0	0
All purposes	100	100	100

1/ Data for 48 States only.

Farmers Home Administration.

